

Florence Township Council Regular Session 9/6/17

Florence, New Jersey
September 6, 2017

The Florence Township Council held a regular meeting on the above date in the Municipal Complex, 711 Broad Street, Florence, New Jersey.

The meeting was called to order by Council Vice President Ostrander at 8:00 PM. Council Vice President Ostrander led the Salute to the Flag.

The Opening Statement was read by the Township Clerk: Notice was sent to the Trenton Times for information; posted on the municipal bulletin board; placed on the web-site on January 5, 2017; and advertised in the Burlington County Times on January 8, 2017.

Present: Paul Ostrander, Jerry Sandusky, David Woolston, Ted Lovenduski

Absent: Frank Baldorossi

Also present: Mayor Craig H. Wilkie; Richard A. Brook, Township Administrator; Thomas A. Sahol, Assistant Township Administrator; Russel Trice, Township Water & Sewer Engineer; Kelly Grant, Esq., Township Attorney; Nancy L. Erlston, Township Clerk

MINUTES

Sandusky made a MOTION; seconded by Woolston to approve the following minutes. Roll call vote – all ayes. Motion carried. Unanimous approval.

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FINANCIAL CORRESPONDENCE

It was the MOTION of Woolston, seconded by Ostrander to receive and file the Court Administrator's Report for July 2017, the CFO's Cash Reports for July 2017, the Tax Collector's Water & Sewer and Tax Reports for July 2017 and the Acting Chief of Police's Report for July 2017. All ayes.

It was on the MOTION of Sandusky; seconded by Ostrander to approve the **Treasurer's Bill List**.

Upon roll call, Council voted as follows:

YEAS: Ostrander, Sandusky, Woolston, Lovenduski

NOES: None

ABSENT: Baldorossi

Motion carried. Unanimous approval.

REGULAR CORRESPONDENCE

None at this time.

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APPLICATIONS

- A. Florence Historical Society dated August 8, 2017 requesting permission to hold an Open House at the Third Street Firehouse on Saturday, September 16, 2017 from 11:00 a.m. to 2:00 p.m.
- B. Sts. Stephen & Barnabas Episcopal Church's Seventh Annual Car and Truck Show September 16, 2017. 8:00 a.m. to 2:00 p.m. (Sept. 17th rain date)
- C. Off Premise 50/50 Roebling Museum to benefit Field Hockey Association October 15, 2017, 12:00 noon, Veteran's Field, Broad Street.

It was the Motion of Sandusky, seconded by Woolston to approve applications A through C.

Upon roll call, Council voted as follows:

AYES: Ostrander, Sandusky, Woolston, Lovenduski
NOES: None
ABSENT: Baldorossi

PUBLIC COMMENTS

Council President Lovenduski opened the meeting to the public at this time.

Richard Cheeseman, 262 Fifth Avenue, said the repaving of Hornberger Avenue stopped at Fifth Avenue, near where he lives. He asked if it was going to be completed. Council President Lovenduski said the paving will be continued in the next Road Program. Mayor Wilkie explained the township already received approval for the grant to continue the paving of Hornberger Avenue. He believes it will be completed next year and go to at least Second Avenue, if not a little further.

Mr. Cheeseman said there a lot of kids on the 200 block of Fifth Avenue. He requested there be a stop sign at Fifth Avenue and South Street or a speed bump on Fifth Avenue before South Street. Council President Lovenduski said a stop sign would be easier. Speed bumps are harder to deal with. He said a stop sign would make sense. Mayor Wilkie said he will have the Police Department look into it.

John Mariano, 268 Fifth Avenue, said he lives right on the corner and he sees twelve to fifteen kids at a time playing on South Street. He reiterated that there needed to be a stop sign there for safety reasons.

Joe Csik, 45 East Fifth Street, said he paid his Water & Sewer bill. The water from watering his lawn or garden does not go down the sewer but he still has to pay for the sewer. Mayor Wilkie explained the billing for sewer. Administrator Brook said many homeowners have a separate meter for a separate bill that would be for the water usage for watering and would not have sewer costs.

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Mr. Cheeseman said there is a crack that runs the entire length of the 200 block of Fifth Avenue. He was afraid there might be a problem with the water pipes. He requested someone inspect it before it becomes a bigger problem.

Tim Lutz, 311 East Sixth Street, said he spoke to Assistant Administrator Sahol a few times regarding illegal dumping on the property behind his property. The person that is doing it has been told by the township a number of times to stop dumping. Mr. Lutz would like the township to clean the area and he will be responsible for the maintenance. There are rodents and it would make it difficult for him to sell his home. Mayor Wilkie said he thought the area had been posted. Assistant Administrator Sahol said it was posted on the request of the township and it has been cleaned up at least once. He will follow up again and will get the Code Enforcement Officer involved to see what can be done. He will let Mr. Lutz know of the outcome.

It was the Motion of Sandusky, seconded by Ostrander to close the public portion of the meeting. All ayes.

RESOLUTIONS

RESOLUTION NO. 2017-180

**Authorize the Township Engineer to Prepare Plans,
Specifications and Solicit Bids for
2018 Road Program**

RESOLUTION NO. 2017-181

**Authorize the Township Engineer to
File Application for
NJ DOT Municipal Aid Program**

RESOLUTION NO. 2017-182

**Authorize the Township Engineer to Prepare
Plans, specifications and Bids for
Phase 3 Hornberger Avenue**

RESOLUTION NO. 2017-183

**Authorize the Mayor to Sign an Application for a
NJDEP Treatment Works Application Permit and
NJDEP Bureau of Safe Drinking Water Permit for a
Proposed Development on Block 165.04, Lot 63**

RESOLUTION NO. 2017-184

**Authorize Purchase and Installation of
Camera System**

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RESOLUTION NO. 2017-185

**Authorize Refund
Construction Permit Fee**

RESOLUTION NO. 2017-186

**Authorize Refund
Use of FAAD Building Fee
Due to Grounds and Building not Sufficiently Cleaned
From Previous Use**

RESOLUTION NO. 2017-187

**Award Contract for
Water Treatment Plant Upgrade
To: MBE Mark III Electric, Inc.
213 Main Street, Madison, NJ 07940**

RESOLUTION NO. 2017-188

**A Resolution Cancelling Taxes on
Property Owned by the Township of Florence**

RESOLUTION NO. 2017-189

**Award the Contract for
Well No. 5 Redevelopment & Pump Repair
To: Steffen Drilling, LLC
PO Box 278, Glassboro, NJ 08028**

It was the Motion of Sandusky, seconded by Woolston to approve Resolution Nos. 2017-180 through 2017-189.

Upon roll call, Council voted as follows:

YEAS: Ostrander, Sandusky, Woolston, Lovenduski

NOES: None

ABSENT: Baldorossi

Motion carried. Unanimous approval.

ORDINANCES

ORDINANCE NO. 2017-25

**ORDINANCE OF THE TOWNSHIP OF FLORENCE ADOPTING A
REDEVELOPMENT PLAN FOR BLOCK 165.04, LOT 63 WITHIN THE
ROUTE 130 REDEVELOPMENT AREA
(2nd Reading) (Public Hearing & Adoption)**

Council President Lovenduski opened the meeting to the public regarding Ordinance No. 2017-25.

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Mark Dimon, 2076 Old York Road, said there was zone that went from Route 130 almost to the Liquor Barn, about six hundred feet deep that could have been redone. The township's position in 2008 was to change the zoning there to entice commercial development. The township fought Toll Brothers about putting houses there and now the township wants to put more housing there. He asked where there is an area for commercial development for small retail? He does not agree with the ordinance.

Administrator Brook said Mr. Dimon is entitled to his opinion. He noted that Mr. Dimon has a property next to this site and the township has been unsuccessfully trying to work with him to get it up to speed. The township has discussed the property in the ordinance at length. Quaker owned the property for well over ten years and was unable to get any type of commercial development. Ultimately Florence Township bought the full twenty eight acres. Of the twenty eight acres, only eight acres are being developed at the present time. If Quaker had any takers for commercial development the township would have worked with them.

It was the Motion of Ostrander, seconded by Sandusky to close the public hearing on Ordinance No. 2017-25. All ayes.

It was the Motion of Ostrander, seconded by Sandusky to adopt Ordinance No. 2017-25.

Upon roll call, Council voted as follows:

YEAS: Ostrander, Sandusky, Woolston, Lovenduski

NOES: None

ABSENT: Baldorossi

REPORTS

Committees, Boards and Officers:

Administration

Mayor

Mayor Wilkie said there are a couple vacancies on some of the township boards and committees. Technically appointments to the Environmental Commission do not need Council's approval, but he would like the appointments recorded into the minutes. Council approval is required to fill the vacancy on the Recreation Committee. For that vacancy he would like to appoint Don Nemeth, with a term expiring December 31, 2017.

It was the Motion of Sandusky, seconded by Ostrander to approve the appointment. All ayes.

The other appointments were Chris Lovenduski, Environmental Commission, Alt. #1 with a term expiring December 31, 2018 and Bill Federico to the Environmental Commission, Alt. #2 with a term expiring December 31, 2017.

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Mayor Wilkie said this Saturday John Boracci will be receiving his Eagle Scout Award. This is one of the occasions he looks forward to as mayor and he is glad to be able to attend. There are also some members of Council who will be attending. He asked that anyone planning to attend let Mrs. Boracci know. John built the two signs that are in the parks. During the summer he finished them and they can now be used to put displays in. It is an improvement to the community.

Also on Saturday is the township-wide free yard sale day. The following Saturday is the St. Stephens Car Show on West Second Street and the Florence Historical Society will be hosting its annual open house. It will hopefully be a nice day to get outside and enjoy the weather.

In the packet there was some correspondence concerning traffic and transportation. Last week the traffic improvements planned for Cedar Lane began. That is the first implementation of some of the improvements that are planned in the near future and in the long term.

There was correspondence from the County Freeholders as well as correspondence that the township sent to the Delaware Valley Regional Planning Commission concerning getting involved in the Transportation Improvement Program. That would be the first phase to get funding for the improvements at Route 130 and Florence-Columbus Road. The County has formed a Northern Route 130 Transportation Committee. They have asked that two elected officials from each municipality participate. With Council's approval, he would like to volunteer himself along with Councilman Ostrander. Typically, these meetings are held during the day. All were in agreement.

Mayor Wilkie noted that school went back into session today. The activities are in full swing. He asked everyone be aware.

Township Administrator

Administrator Brook said the Police Report had a new format. It was created by Acting Chief Brian Boldizar. He requested feedback from Council. Council members were in agreement that they liked the new format. Administrator Brook said Acting Chief Boldizar put a great deal of work and effort into it.

Engineer Trice was here this evening because two significant contracts were awarded. One is to redevelop Well No. 5. That is an important part of the process of keeping the wells up to date. He believes Well No. 6 will be done over the winter, probably in February. It is very important that only one well is off line at a time. The other significant contract that was awarded was for improvements to the water plant. This is phase I. This particular contract was for about \$2.1 million. Once it gets underway the Water & Sewer Engineer will meet with the Director of Water & Sewer and they will begin to plan Phase II. It is better in the State of New Jersey to stay ahead of the curve. The township is planning ahead for the next twenty or thirty years. Engineer Trice was at the meeting to answer any questions about either of these contracts.

Administrator Brook said there was a report from the county regarding the recent Court Office inspection. There were glowing reviews for Court Clerk Patty Mellor, Steve Matthews and the

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judge. He wanted to acknowledge the quality of work in that office. Every year the office receives a very positive review concerning the way the Municipal Court operates.

There was some information distributed about a developer that was interested in potentially building a hotel behind the Burger King on Route 130. It is a new market-type hotel. This particular one is part of Hilton. They are also looking into Best Western. There is a group of investors that are interested in building in that particular location. The township is working with them on that site.

Mayor Wilkie and Council President Lovenduski met with the potential new owner of the Sassman Property on Hornberger Avenue. It seems the gentleman is going to purchase it in October. He would like to work with the township to ultimately have the building be occupied within the next six to eight months.

Assistant Municipal Administrator

Assistant Administrator Sahol said he provided a memo in the packet regarding the Cedar Lane water line extension. It is a project that the Water & Sewer utility would like to take on in-house. It is a good project and a tremendous benefit to that area of the community. The work will be done in October.

He also provided a memo regarding the Front Street washout area. The work is completed. There is a very steep slope on the hillside. It is more visible now with the work that had to be done in the area. There is nothing to hold anyone back or even indicate that there is such a steep slope. He would like to install something that would fit in with the park setting, such as a two rail split along the top of the whole hillside. Beginning in September trees are going to be identified that could be potential problems. They will be removed. The goal is to clear the material and clean out what has been thrown over the edge all these years. Most of the work will probably take place over the winter when it is easier to see and maneuver and there is less poison ivy. Mayor Wilkie suggested posting a picture of the slope and posting it on social media.

Assistant Administrator Sahol said he met with the Command Staff of the Police Department last week. There were some conversations about the ongoing road work in the community and some of the different opportunities that are present. Hornberger Avenue now has a nice smooth surface. Raised crosswalks were discussed. They do two things. In front of the schools it delineates the safe areas for the children, it brings the attention of the motorists and it is something that definitely slows traffic. There has been concern from the crossing guards at the two schools on Hornberger Avenue and there have been some near misses. With the signage and the striping that comes with a raised crosswalk, it would lend more safety in those areas. The Command Staff also recommended a raised crosswalk at the end of Third Avenue to the parking lot and bus shelter. There was some additional feedback that another location could be at Seventh Avenue to the parking lot there. The township still has a grant that could fund the first two at the very least. If Council was in agreement he would move forward. He explained these are not speed bumps. They are usually four to six inches high and there is a gradual rise and then a flat top. He would like to have a change order to begin moving forward.

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It was the Motion of Sandusky, seconded by Woolston to have Assistant Administrator Sahol move forward with the raised crossings. All ayes.

Assistant Administrator Sahol said the Library Board does great things at the local library on Hornberger Avenue. They are always trying to spruce it up. They are working with a local landscaper and would like to create a reading area in front of the building. There would be two benches, a paver area; it would be a focal point between the two plum trees in the front. It is municipal property so the township would need to provide consent. It is entirely their doing, they would be contracting and providing maintenance for the site. He provided a rendering. All were in agreement for the Library Board to move forward with the project.

Assistant Administrator Sahol said in the community there are a lot of different streets that share common names. He provided some examples of similar street names, such as Riverbank, Riverview, Riverside, Rivers Edge. There is also Cedar Lane, Cedar Street and Cedar Lane Extension. The township is learning that the Amazon location at 309 Cedar Lane sometimes is the destination for some of the trucks and they don't realize they are going to Cedar "Lane". There have been trucks on Cedar Lane Extension trying to find the 300 block, and of course that is nowhere near there. There have been trucks more often than not wind up on Cedar Street next to the middle school thinking that they are going to Amazon. Then they come around on Pine Street and try to relocate. There is an opportunity with the Amazon facility because there is a street called Independence Road. It is the street that goes into Cream-O-Land. It is the intention to change the address of the Amazon facility to Independence Road so there is at least one location that is not remotely close to any road names elsewhere in the township. He believes it is another tool to make this work well in addition to the signage and the education for these trucks and their shipping and receiving. He wanted Council to be aware of the change.

Councilman Sandusky said there is a big sign that says absolutely no trucks and they are still going past that point. He asked if it should be in different languages, some of the drivers might not read English. Assistant Administrator Sahol said there was a truck that did pass the sign today. He didn't realize he would have been able to turn onto the private property of B&H to turn around. He took his chances and he turned onto Olive Street and hit the sign that said no trucks. The police ultimately ticketed him. It is going to happen. There are always going to be people who get lost. Signage can't fix it all but the township is working through it. Councilman Sandusky said he thinks it is a big help. Assistant Administrator Sahol said the situation is short term and in a few months he will be working on re-educating the companies. He said he actually feared worse than what he is seeing for some of the traffic congestion. It hasn't developed. People understand that it is short term. The township is working hard. The Police Department is doing everything they can. Councilman Sandusky said when the trucks turn right out of Amazon they are parking on the shoulder. There is a no stopping or standing sign but he wondered if it should be moved.

Division of Engineering

Engineer Trice asked if there were any questions regarding the contracts that were awarded this evening. The contractor for the Well Redevelopment and Pump Repair Contract, Steffen, has work for the township in the past. He did a good job. The Water Treatment Plant Upgrade

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contractor is working with Alaimo on two other jobs for other communities. Both are water treatment plant upgrades and both are large projects. He said this contractor is very good. He is good to work with, cooperative, and works well with the municipalities. He thinks it will be a very good job.

Division of Law

Nothing at this time.

Unfinished Business

Nothing at this time.

New Business

None at this time.

Board of Health

Nothing at this time.

Public Comments: Open to the Public

Council President Lovenduski opened the meeting to the public.

Melanie Mieczkowski, 1000 West Fourth Street, said she has missed some meetings so her question may have been addressed but she wanted to know the plan for the property next to Maplewood Homes that the township recently purchased. Mayor Wilkie said the township owns the area near the street. The former Griffin Pipe property is next to it. There was home there that burned down. The township will now be able clean the property up. There has been some police activity at the site. This was a recommendation from the Police Department to be able to better serve the neighborhood.

Ms. Mieczkowski asked if the trees were going to be removed. Mayor Wilkie said there will be some removal of foliage but the trees would not be removed. The site is just going to be cleaned up.

Ms. Mieczkowski asked what was planned for the former Griffin Pipe property near her. Mayor Wilkie said there is nothing happening right now. There have been conversations with developers and they are still looking at the market to see what might come through. They received permits for moving the dirt on the river side of the property. Ms. Mieczkowski said there is a lot of wildlife there and she hopes the developer does not take that away. There are deer and a family of turkeys and other animals. She can see them from the street. There are also coyotes and she worries all the animals will have nowhere else to go. Mayor Wilkie explained that the township does not own the property.

Mr. Mariano asked if he would be made aware of the outcome of his request for a stop sign. Mayor Wilkie said once a decision is made he will be contacted. Mr. Mariano said Florence is flourishing and he said the Mayor and Council are doing a good job. Mayor and Council thanked him.

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Administrator Brook said Councilman Baldorossi called the Township Clerk and himself to ask them to please mention that his shift was moved to nights and it makes it difficult for him to attend meetings in the evening. It could be for a few weeks.

Mr. Cheeseman said the raised crosswalks were mentioned and he thinks it is a great idea. He asked if one could be installed on Fifth Avenue. Assistant Administrator Sahol said it is a crosswalk so it can't be placed in the middle of a block, unless there is a crosswalk at the corner. It is different situation than what is being installed.

It was the Motion of Ostrander, seconded by Sandusky to close the public comments. All ayes.

ADJOURNMENT

8:35 PM MOTION of Ostrander; seconded by Woolston to adjourn. Roll call vote – all ayes. Motion carried. Meeting adjourned.

Respectfully submitted,

Nancy L. Erlston
Township Clerk
/aek